

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**MAY 11, 2006**

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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## Las Vegas City Council

Mayor Oscar B. Goodman  
Mayor Pro-Tem Gary Reese, Ward 3  
Councilman Larry Brown, Ward 4  
Councilman Lawrence Weekly, Ward 5  
Councilman Steve Wolfson, Ward 2  
Councilwoman Lois Tarkanian, Ward 1  
Councilman Steven D. Ross, Ward 6  
City Manager, Douglas Selby

## Commissioners

Glenn E. Trowbridge, Chairman  
Steven Evans, Vice-Chairman  
Byron Goynes  
Richard Truesdell  
Leo Davenport  
David W. Steinman  
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Compliance with the Open Meeting Law

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge  
Clark County Government Center, 500 South Grand Central Parkway  
Las Vegas Library, 833 Las Vegas Boulevard North  
Grant Sawyer Building, 555 East Washington Avenue  
Bulletin Board, City Hall Plaza (next to Metro Records)

**MINUTES:** Approval of the **April 13, 2006** Planning Commission Meeting minutes by reference (\_\_\_ vote)

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-12630 - TENTATIVE MAP – LONE MOUNTAIN/PULI - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: 2893 GVP, LLC et al - Request for a Tentative Map FOR A PROPOSED 308 LOT RESIDENTIAL SUBDIVISION on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009; 137-01-201-001, 002, 011 and 012; 137-01-301-001 and 002), PD (Planned Development) Zone, Ward 4 (Brown).
2. TMP-12637 - TENTATIVE MAP - APPLICANT/OWNER: G & I III TALAVERA, LLC - Request for a Tentative Map FOR A 334 UNIT CONDOMINIUM CONVERSION on 17.27 acres at 2251 South Fort Apache Road (APN 163-06-710-003), R-PD21 (Residential Planned Development - 21 Units Per Acre) Zone, Ward 2 (Wolfson).
3. TMP-12638 - TENTATIVE MAP - APPLICANT: ACACIA CAPITAL CORPORATION - OWNER: LAS VEGAS 9-B, LLC - Request for a Tentative Map FOR A 312 UNIT CONDOMINIUM CONVERSION on 15.06 acres at 5900 Sky Pointe Drive (APN 125-27-302-006), R-PD18 (Residential Planned Development - 18 Units per Acre) Zone, Ward 6 (Ross).
4. TMP-12639 - TENTATIVE MAP - EAGLE CREST CONDOMINIUMS II - APPLICANT: ACACIA CAPITAL CORPORATION - OWNER: LAS VEGAS 9-B, LLC II - Request for a Tentative Map FOR A 312 UNIT CONDOMINIUM CONVERSION on 16.98 acres at 5850 Sky Pointe Drive (APN 125-27-302-007), R-PD18 (Residential Planned Development - 18 Units per Acre) Zone, Ward 6 (Ross).
5. TMP-12653 - TENTATIVE MAP - APPLICANT/OWNER: HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 319 LOT RESIDENTIAL SUBDIVISION on 60.2 acres at the northwest corner of Fox Hill Drive and Desert Moon Road (APNs 137-34-210-001 and 137-34-312-001), P-C (Planned Community) Zone, Ward 2 (Wolfson).

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6. **ANX-12490 - ANNEXATION - APPLICANT/OWNER: RUSSELL E. SWAIN** - Petition to annex property generally located at the northwest corner of Vegas Drive and Leonard Lane, 1625 Leonard Lane, containing approximately 1.02 acres (APN 138-24-801-031), Ward 5 (Weekly).

**ONE MOTION – ONE VOTE:**

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. **VAR-12684 - VARIANCE - PUBLIC HEARING - APPLICANT:EN ENGINEERING - OWNER: EASTERN BONANZA, LLC** - Request for a Variance TO ALLOW 12 PARKING SPACES WHERE 20 SPACES ARE REQUIRED FOR A PROPOSED 2,800 SQUARE FOOT COMMERCIAL BUILDING WITH DRIVE-THROUGH on 0.48 acre at the southwest corner of Bonanza Road and Eastern Avenue (APN 139-35-501-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
8. **SDR-12683 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT:EN ENGINEERING - OWNER: EASTERN BONANZA, LLC** - Request for a Major Amendment to an approved Site Development Plan (SDR-9372) FOR A PROPOSED 2,800 SQUARE FOOT COMMERCIAL BUILDING WITH DRIVE-THROUGH on 0.48 acre at the southwest corner of Bonanza Road and Eastern Avenue (APN 139-35-501-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
9. **VAR-12450 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NADER NOOROZIAN** - Request for a Variance TO ALLOW A 10 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.14 acre at 901 Noorozian Court (APN 138-36-801-015), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

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10. SUP-12662 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SPINNAKER HOMES VII - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH (COFFEE KIOSK) at 6690 Grand Montecito Parkway (APN 125-20-711-003), T-C (Town Center) Zone [MT-TC (Montecito Town Center Special Land Use Designation)], Ward 6 (Ross).
11. SDR-12661 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SPINNAKER HOMES VII - Request for a Site Development Plan Review FOR A 900 SQUARE FOOT COFFEE KIOSK on 4.62 acres at 6690 Grand Montecito Parkway (APN 125-20-711-003), T-C (Town Center) Zone [MT-TC (Montecito Town Center Special Land Use Designation)], Ward 6 (Ross).
12. SUP-12594 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BLEU GOURMET - OWNER: LENA PICCOLI OSTUNIO - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT at 8751 West Charleston Boulevard, Suite #110 (a portion of APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
13. SUP-12595 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAMMY'S WOODFIRED PIZZA - OWNER: MONTECITO MARKETPLACE, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ESTABLISHMENT ON SALE at 7160 North Durango Drive, Suites 130-150 (APN 125-20-510-019), T-C (Town Center) Zone [MT-TC (Montecito Town Center Special Land Use Designation)], Ward 6 (Ross).
14. SUP-12650 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: D & S MOTORCYCLES - OWNER: JOHN FROST - Request for a Special Use Permit FOR MOTORCYCLE/MOTOR SCOOTER SALES at 5620 West Charleston Boulevard (APN 138-36-408-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
15. SUP-12652 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TERRIBLE HERBST, INC. - Request for a Special Use Permit FOR GAMING (RESTRICTED) IN AN APPROVED CONVENIENCE STORE at 10890 West Charleston Boulevard (APN 137-35-812-006), P-C (Planned Community) Zone, Ward 2 (Wolfson).

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16. **ROR-12172 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: Z J & R PROPERTIES** - Required One Year Review of an Approved Special Use Permit (U-0043-94) THAT ALLOWED A 55 FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3900 West Charleston Boulevard (APN: 139-31-801-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
17. **SDR-12632 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BOYS AND GIRLS CLUBS OF LAS VEGAS - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 27,020 SQUARE FOOT COMMUNITY RECREATIONAL FACILITY, PUBLIC on 5.5 acres at the northwest corner of Mojave Road and Harris Avenue (a portion of APN 139-25-303-014), C-V (Civic) Zone, Ward 3 (Reese).
18. **SDR-12655 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MARK DEVELOPMENT INC. - OWNER: LOST AT SEA, LP** - Request for a Site Development Plan Review FOR A 4,925 SQUARE FOOT RETAIL CENTER AND A WAIVER OF THE BUILDING PLACEMENT STANDARD on 0.70 acre on the southeast corner of Jones Boulevard and Craig Road (APN 138-01-301-013), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
19. **VAC-12542 - PUBLIC HEARING - APPLICANT: DUNNAM CIVIL ENGINEERS, INC. - OWNER: DURANGO & CENTENNIAL LLC** - Petition to Vacate a U.S. Government Patent Easement generally located at the northwest corner of Durango Drive and Centennial Parkway, Ward 6 (Ross).
20. **VAC-12858 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Petition to Vacate a U.S. Government Patent Easement generally located at the northeast corner of Durango Drive and Regena Avenue, Ward 6 (Ross).

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#### PUBLIC HEARING ITEMS:

21. ABEYANCE - RENOTIFICATION - SUP-12411 - SPECIAL USE PERMIT RELATED TO SUP-12355 - PUBLIC HEARING - APPLICANT: KAMAL OSMAN SHEIKH - OWNER: Z & Z, INC. - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 715 Fremont Street (APN 139-34-612-082), C-2 (General Commercial) Zone, Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING RENOTIFIED TO ADD THE WAIVER OF THE 1000 FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED USE.
22. ABEYANCE - RENOTIFICATION - SDR-12085 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SKY POINTE INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A 12,129 SQUARE FOOT RETAIL BUILDING on 1.59 acres located east of Sky Pointe Drive, approximately 210 feet south of Cimmaron Road (APN 125-21-710-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THIS APPLICATION IS BEING RE-NOTIFIED TO CORRECT THE SQUARE FOOTAGE OF THE RETAIL BUILDING TO 12,937 SQUARE FEET.
23. MOD-12776 - PUBLIC HEARING - OWNER: CHARLESTON ASSOCIATES - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - Request for a Major Modification to the Peccole Town Center Master Development Plan and Development Standards (Boca Park) on a portion of the approved 95.95 acres adjacent to the southeast corner of Rampart Boulevard and Alta Drive (APN 138-32-723-001), PD (Planned Development) Zone, Ward 2 (Wolfson).
24. SDR-12656 - SITE DEVELOPMENT REVIEW RELATED TO MOD-12776 - PUBLIC HEARING - OWNER: CHARLESTON ASSOCIATES - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - Request for a Site Development Review FOR A 14 STORY MIXED USE PROJECT CONSISTING OF 330,000 SQUARE FEET OF RETAIL SPACE, 320,750 SQUARE FEET OF OFFICE SPACE AND 1,006 RESIDENTIAL UNITS on 23.44 acres adjacent to the southeast corner of Rampart Boulevard and Alta Drive (APN 138-32-723-001), PD (Planned Development) Zone, Ward 2 (Wolfson).



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25. **ZON-12118 - REZONING RELATED TO SDR-12120,VAR-12121 AND VAR-13154 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOME - OWNER: DIRAK, LLC -**  
Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 4.98 acres at the northwest corner of Centennial Parkway and Thom Boulevard (APN 125-24-801-017), Ward 6 (Ross).
26. **VAR-12121 - VARIANCE RELATED TO ZON-12118, SDR-12120 AND VAR-13154- PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOME - OWNER: DIRAK, LLC -**  
Request for a Variance TO ALLOW A PROPOSED 4.98 ACRE SUBDIVISION WHERE 5.0 ACRES IS THE MINIMUM REQUIRED on property located at the northwest corner of Centennial Parkway and Thom Boulevard R-E (Residence Estates) Zone [Proposed R-PD8 (Residential Planned Development - 8 Units Per Acre)](APN 125-24-801-017), Ward 6 (Ross).
27. **VAR-13154 - VARIANCE RELATED TO ZON-12118, SDR-12120 AND VAR-12121- PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOME - OWNER: DIRAK, LLC -**  
Request for a Variance TO ALLOW 14,034 SQUARE FEET OF OPEN SPACE WHERE 28,626 SQUARE FEET IS THE MINIMUM REQUIRED on property located at the northwest corner of Centennial Parkway and Thom Boulevard R-E (Residence Estates) Zone [Proposed R-PD8 (Residential Planned Development - 8 Units Per Acre)] (APN 125-24-801-017), Ward 6 (Ross).
28. **SDR-12120 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12118, VAR-12121 AND VAR-13154 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOME - OWNER: DIRAK, LLC -**  
Request for a Site Development Plan Review FOR A PROPOSED 40 UNIT SINGLE FAMILY SUBDIVISION on 4.98 acres at the northwest corner of Centennial Parkway and Thom Boulevard R-E (Residence Estates) Zone [Proposed R-PD8 (Residential Planned Development - 8 Units Per Acre)] (APN 125-24-801-017), Ward 6 (Ross).
29. **VAR-12588 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**  
- Request for a Variance TO ALLOW ZERO PARKING SPACES WHERE FIVE SPACES ARE REQUIRED for model homes located on 28.5 acres at the southwest corner of Torrey Pines Drive and Washburn Road (APN 125-35-301-014), R-E (Residence Estates) Zone under a Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Ross).



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30. SUP-12590 - SPECIAL USE PERMIT RELATED TO VAR-12588 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Special Use Permit FOR A TEMPORARY REAL ESTATE SALES OFFICE at the southwest corner of Torrey Pines Drive and Washburn Road (APN 125-35-301-014), R-E (Residence Estates) Zone under a Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Ross).
31. VAR-12617 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PETER ASCANI, JR. - Request for a Variance TO ALLOW FOUR PARKING SPACES WHERE FIVE ARE REQUIRED FOR A PROPOSED OFFICE CONVERSION on 0.17 acre at 220 North Lamb Boulevard (APN 140-32-310-002), R-1 (Single Family Residential) Zone Under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
32. SDR-12619 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-12617 - PUBLIC HEARING - APPLICANT/OWNER: PETER ASCANI, JR. - Request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO AN OFFICE USE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.17 acre at 220 North Lamb Boulevard (APN 140-32-310-002), R-1 (Single Family Residential) Zone Under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
33. VAR-12666 - VARIANCE - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: SOUTHWESTCO WIRELESS - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 87.5 FEET WHERE 180 FEET IS REQUIRED FOR AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH on 0.50 acre at 840 North Decatur Boulevard (APN 139-30-301-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
34. SUP-12667 - SPECIAL USE PERMIT RELATED TO VAR-12666 - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: SOUTHWESTCO WIRELESS - Request for a Special Use Permit FOR THE ADDITION OF A FULL ARRAY ANTENNA TO AN EXISTING WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 840 North Decatur Boulevard (APN 139-30-301-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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35. **VAR-12658 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EFREN AND ELVA CALDERON** - Request for a Variance TO ALLOW A 13 FOOT AND A 12 FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED on a proposed two lot single family residential subdivision on 0.47 acre at 804 Dike Lane (APN 139-29-705-002), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
36. **SUP-12635 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WMC II ASSOCIATES, LLC** - Request for a Special Use Permit TO ALLOW A 305 FOOT TALL BUILDING IN THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT adjacent to the northwest corner of Grand Central Parkway and Bonneville Avenue (APN 139-33-511-005 and 139-33-610-013) PD (Planned Development) Zone, Ward 5 (Weekly).
37. **SDR-12636 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-12635 - PUBLIC HEARING - APPLICANT/OWNER: WMCV II ASSOCIATES, LLC** - Request for a Major Amendment of an approved Site Development Plan Review (SDR-10427) FOR THE EXPANSION OF THE PARKING GARAGE AND A 2,097,925 SQUARE FOOT COMMERCIAL CENTER WITH WAIVERS OF THE STEPBACK, PERIMETER LANDSCAPE BUFFER, EXTERIOR MATERIAL, PARKING LOT LANDSCAPING AND STREETScape REQUIREMENTS on 4.5 acres adjacent to the northwest corner of Grand Central Parkway and Bonneville Avenue (APN 139-33-610-013) PD (Planned Development) Zone, Ward 5 (Weekly).
38. **SUP-12631 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MPOWER/KRISTIN L. WILLIAMS - OWNER: IRVINGTON PROPERTIES, LLC** - Request for a Special Use Permit FOR A MASSAGE ESTABLISHMENT AND A WAIVER OF THE 200 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE at 1215 South Las Vegas Boulevard (APN 162-03-112-029), C-2 (General Commercial) Zone, Ward 3 (Reese).
39. **RQR-12020 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: JG SAHARA LLC** - Required Two Year Review of an approved Special Use Permit (SUP-3973) WHICH ALLOWED A 40 FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1000 East Sahara Avenue (APN: 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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40. **SDR-12096 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: JOHN STALUPPI, JR.** - Request for a Site Development Plan Review FOR A FOUR STORY, MIXED USE DEVELOPMENT CONSISTING OF 78 RESIDENTIAL UNITS AND 25,850 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE HEIGHT AND BUILD TO LINE REQUIREMENTS on 4.97 acres adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
41. **SDR-12618 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VILLAGE OF CENTENNIAL SPRINGS PARTNERS, LLC** - Request for a major amendment to an approved Site Development Plan Review (SDR-5948) TO REPLACE ALL RESIDENTIAL LOFTS AND THEIR ASSOCIATED PARKING WITH SEVEN OFFICE LOFTS; TO INCREASE THE COMMERCIAL SQUARE FOOTAGE TO 128,413; AND A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS PARKING LOT LANDSCAPING REQUIREMENT on 14 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APNs 125-17-702-016, 125-17-712-002, -003, -004, -005, -006, -007, -008, -009, -012, and -014), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
42. **SDR-12665 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JFBA - OWNER: DENVER INDUSTRIAL PARK, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 192-UNIT CONDOMINIUM DEVELOPMENT on 8.39 acres at 2201 North Buffalo Drive (APN 138-21-517-004), R-PD5 (Residential Planned Development - 5 units per acre) Zone, Ward 4 (Brown).
43. **SDR-12649 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: INTERACTIVE RIDES - OWNER: STRATOSHERE GAMING CORPORATION** - Request for a Site Development Plan Review FOR A 6,880 SQUARE FOOT ADDITION TO AN EXISTING HOTEL/CASINO on 5.00 acres at 2000 South Las Vegas Boulevard (APNs 162-03-301-016, 162-03-401-001, and -002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
44. **ABEYANCE - SDR-11583 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SUNWEST - OWNER: ANN ROAD PROPERTIES, LTD.** - Request for a Site Development Plan Review FOR A PROPOSED 10,600 SQUARE FOOT DEVELOPMENT TO INCLUDE A CAR WASH AND RETAIL BUILDING WITH A WAIVER OF BUILDING PLACEMENT REQUIREMENTS on 1.14 acres at 7880 West Ann Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Ross).

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45. ABEYANCE - RENOTIFICATION - SDR-11676 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BELL REAL ESTATE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 25,906 SQUARE FOOT AUTO REPAIR GARAGE (MAJOR), A 1,208-SPACE PARKING GARAGE AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK REQUIREMENT on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road (APNs 162-04-704-008; 162-04-802-001, 002, 003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING RE-NOTIFIED TO INCREASE THE SQUARE FOOTAGE OF THE AUTO REPAIR GARAGE USE TO 41,777 SQUARE FEET.

#### DIRECTOR'S BUSINESS ITEMS:

46. ABEYANCE - TXT-12779 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.08, Title 19.12, and Title 18.08 relating to development standards for perimeter, screen and retaining walls.

#### CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.